



Dixie Court, Adenmore Road, SE6 4FA

£450,000 O.I.E.O. Leasehold

Part of the modern and much sought-after Catford Green development, this stunning, 2-bedroom, 1st floor apartment comes with its own private balcony, allocated off street parking and is available for sale with no chain.

Catford Green is a collection of stylish flats backing onto the open spaces of Ladywell Fields, equidistant from the centres of both Catford and Ladywell.

Offering stunning living space and floor to ceiling windows flooding the property with natural light, the property comprises entrance hall leading into the bright and spacious open plan kitchen/reception room; an open space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating, integrated appliances including hob with electric oven. Both double bedrooms have built in cupboards and there is a stylish family bathroom. The open private balcony is off the reception room; a perfect place for a Sunday morning coffee. The flat comes with its own private parking space, a rarity in this development. The space can be used by the owner or rented out to neighbours for a monthly income.

The flat is flanked by 2 stations meaning that London's major stations are all easily accessible including 12 minutes to London Bridge, 17 minutes to the City and 20 minutes to Charing Cross. Lewisham DLR is just one stop away for services to Canary Wharf. There are also a number of bus routes to choose from.

A range of amenities can be found in the centres of Catford and Ladywell including independent coffee shops, restaurants and local retailers. There is also the Catford Broadway theatre, Catford Mews Cinema and Event Space and the extremely popular Yoga House nearby.

Photos



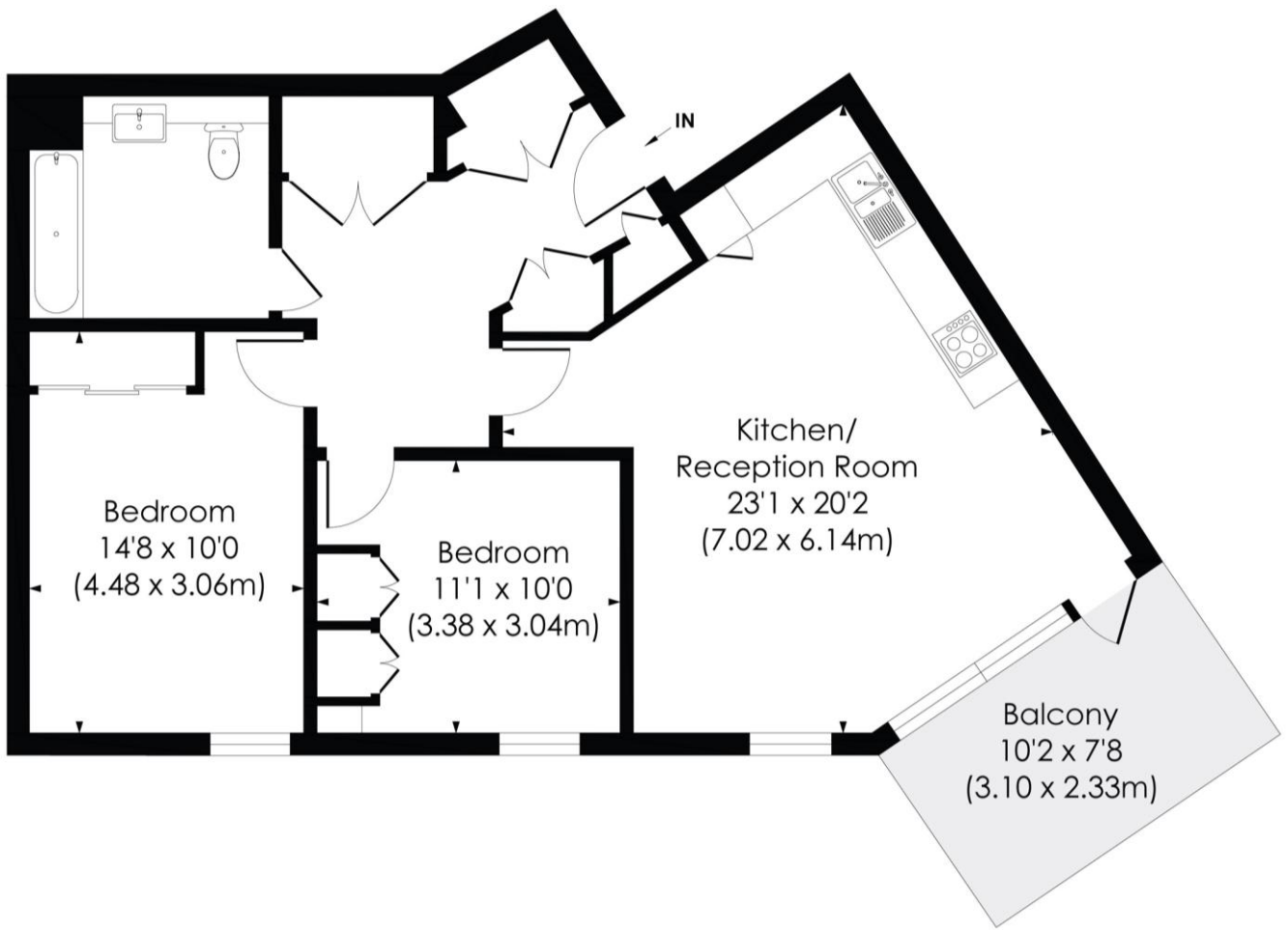
Photos



Floor plan

Approx. Gross Internal Floor Area

792 Sq. ft/73.56 Sq. m



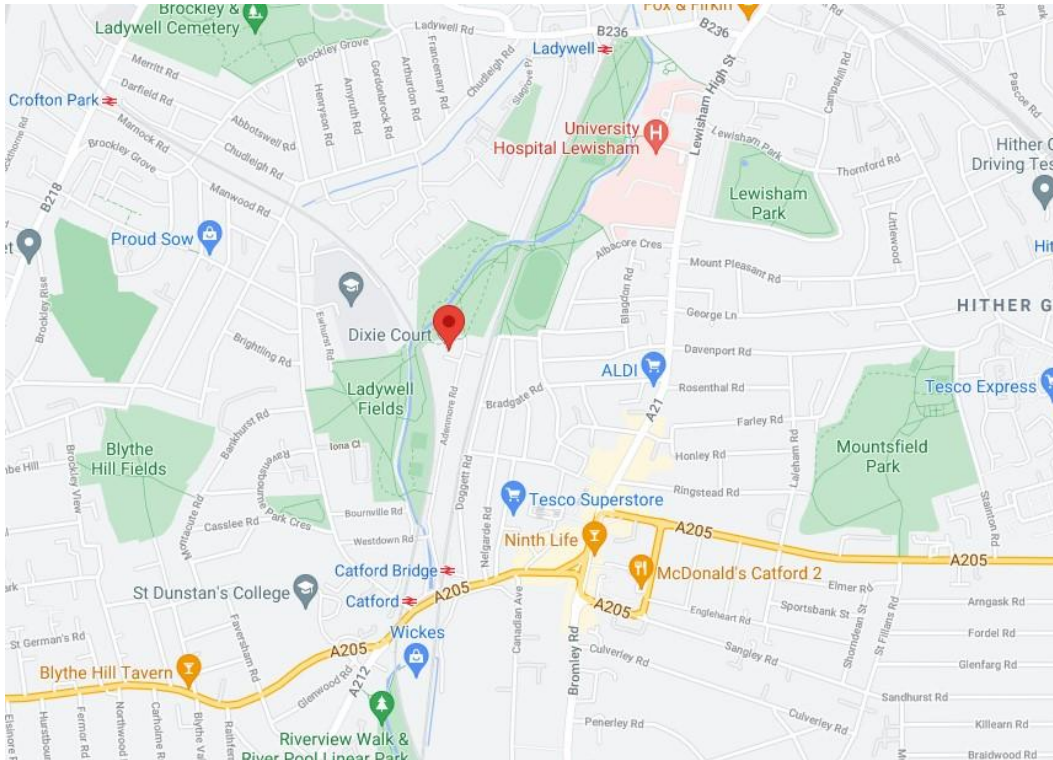
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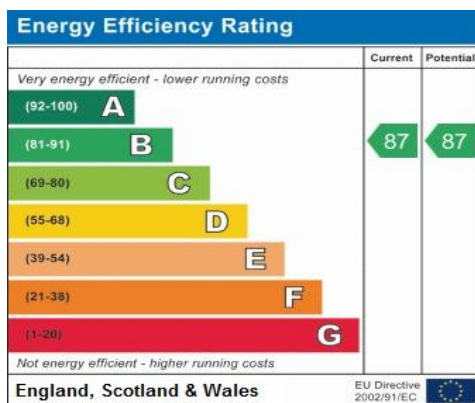


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Additional Information



Energy Performance Certificate



Property Information

Tenure: Leasehold – approx. 151 years remaining
 Service charge: Approximately £135 per month
 Ground rent: £350.00 per annum



Catford/Catford Bridge



Lewisham

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Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 093.21